



Federal Emergency Management Agency

Washington, D.C. 20472

MAR 10 1999

LETTER OF MAP AMENDMENT
218-70-RS

IN REPLY REFER TO CASE NO. 99-09-272A

Community: Los Angeles County, California
Community No.: 065043
Map Panel Affected: 1010 C
Map Effective Date: July 6, 1998

We reviewed a request dated December 17, 1998, for a Letter of Map Amendment. All required information for this request was received on February 12, 1999. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined portions of the property described below are in a Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, the eight structures on the property are not in the SFHA.

Property Description: Units 1 through 64, Tract 32949, Ponderosa Pines Condominiums, as shown on the Plat recorded as Document No. 78-207567 in Book 890, Pages 46 and 47, in the Office of the Recorder, Los Angeles County, California

Street Addresses: 20712, 20704, 20632, 20622, 20614, 20606, 20516, and 20506 South Vermont Avenue

Flooding Source: Dominguez Channel

This letter amends the above-referenced NFIP map to remove the structures from the SFHA. The structures are now in Zone X (unshaded), an area of minimal flooding outside the SFHA. Flood insurance coverage for the structures may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

The enclosed document provides additional information about Letters of Map Amendment. If you have any questions about this letter, please contact Mr. Max Yuan of our staff in Washington, DC, either by telephone at (202) 646-3843 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository